

2020

Tucson-Pima County Historical Commission

Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, August 13, 2020

Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order and Roll Call

Meeting called to order at 1:01 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Michael Becherer, Jill Jenkins, Jim Sauer, Jan Mulder, Sharon Chadwick, and [Helen Erickson, non-voting advisory member of TPCHC and PRS].

Commissioners Absent/Excused: None

Applicants/Public Present: Bob Lanning, Tim Kinney, Bill Williams, and Ross Rulney.

Staff Members Present: Michael Taku, Jodie Brown, Nic Ross, and Maria Gayosso (PDSD).

2. Approval of the Legal Action Report (LAR) from Meeting of 7-23-20

It was moved by Commissioner Chadwick, duly seconded by Commissioner Jenkins, and carried by a roll call vote of 6-0 to approve the Legal Action Report from the meeting of 7-23-20 as submitted.

3. Historic Preservation Zone Review Cases

UDC Section 5.8/TSM 9-02.0.0/Historic District Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

[Note: Items 3a-3d were discussed together and separate motions made.]

3a. HPZ 20-031; 69-71 W Simpson
Barrio Historico Historic Preservation Zone (BHHPZ), Contributing Resource,

Repair or replace the exterior materials of building.

Staff Taku summarized the history of the project review and read into the record the recommendations from the Barrio Historico Historic Zone Advisory Board (BHHZAB) from the meetings of 6-8-20 and 7-13-20. Staff noted that the plans have revision clouds to highlight clearly the requested revisions from the BHHZAB meetings.

Tim Kinney, a land-use attorney, and Bob Lanning, an architect, provided an overview of the project. Presenters discussed age of the buildings, showed surrounding contributing properties and photos, defined the scope of work as rehabilitation, including repairs or replacement with no expansion of building footprints. Illustrative elevations for all facades were presented with clouding on the requested changes from the BHHZAB meetings. According to presenters, the rear of the building was frame stucco not adobe and windows on the side and rear will have stucco added in between a door and window or between two windows not beadboard. All new windows will be wood double hung.

Discussion was held. Subcommittee had an interactive review with presenters and asked for clarifications, and explanations were provided. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Jenkins, and passed unanimously by a roll call vote of 6-0 to recommend that the project be approved as presented, noting that the site plan needs to be updated to show the outbuilding on the site that is not being recommended for demolition at this time, and that all places where the plans indicate beadboard should be replaced with stucco.

3b. HPZ 20-032; 73 W Simpson
Barrio Historico Historic Preservation Zone (BHHPZ), Contributing Resource,

Repair or replace the exterior materials of building.

Staff Taku summarized the history of the project review and read into the record the recommendations from the BHHZAB from the meetings of 6-8-20 and 7-13-20. Staff noted that the plans have revision clouds to highlight clearly the requested revisions from the BHHZAB meetings.

Tim Kinney, a land-use attorney, and Bob Lanning, an architect, provided an overview of the project. Presenters discussed age of the buildings, showed surrounding contributing properties and photo documentation, defined the scope of work as rehabilitation, including repairs or replacement with no expansion of building footprints. Illustrative elevations for all facades were presented with clouding on the requested changes from the BHHZAB meetings. According to presenters, the rear façade of the building was frame and stucco from evidence of lath and plaster and the concrete sill. Presenters discussed windows at the front façade in the location of the enclosed porch and proposed double hung with wood in-fill at the sides and in the arched area. BHHZAB supports filling up the whole opening with glass. An existing wood gate discovered onsite will be adaptively reused for a gate in-between the two units [71 and 73 W Simpson Street].

Discussion was held. Subcommittee had an interactive review with presenters and asked for clarifications, and explanations were provided. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Mulder, and passed unanimously by a roll call vote of 6-0 to recommend that the project be approved as presented, noting that the site plan needs to be updated to show the outbuilding on the site that is not being recommended for demolition at this time; that the windows on the east, west, and south facades in the arched openings shall be full glass, including an arched transom over an operable window; and that anything indicated as beadboard shall be stucco.

**3c. HPZ 20-033; 75 W Simpson
Barrio Historico Historic Preservation Zone (BHHPZ), Contributing
Resource,**

Repair or replace the exterior materials of building.

Staff Taku summarized the history of the project review and read into the record the recommendations from the Barrio Historico Historic Zone Advisory Board (BHHZAB) from the meetings of 6-8-20 and 7-13-20. Staff noted that the plans have revision clouds to highlight clearly the requested revisions from the BHHZAB meetings.

Tim Kinney, a land-use attorney, and Bob Lanning, an architect, provided an overview of the project. Presenters discussed age of the buildings, showed surrounding contributing properties and photo documentation, defined the scope of work as rehabilitation, including repairs or replacement with no expansion of building footprints. Illustrative

elevations for all facades were presented with clouding on the requested changes from the BHHZAB meetings. According to presenters, the rear façade of the building was frame and stucco from evidence of lath and plaster and the concrete sill. Presenters discussed windows at the front façade in the location of the enclosed porch and proposed double hung with wood infill at the sides and in the arched area. BHHZAB supports filling up the whole opening with glass. An existing wood gate discovered onsite will be adaptively reused for a gate in between the two units [73 and 75 W Simpson Street].

Discussion was held. Subcommittee had an interactive review with presenters and asked for clarifications, and explanations were provided. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Becherer, and passed unanimously by a roll call vote of 6-0 to recommend that the project be approved as presented, noting that the site plan needs to be updated to show the outbuilding on the site that is not being recommended for demolition at this time; that the windows on the east, west, and south facades in the arched openings shall be full glass, including an arched transom over an operable window; and that anything indicated as beadboard shall be stucco.

3d. HPZ 20-034; 331, 337, 343, 345 S Convent and 85, 89, 91 W Simpson Barrio Historico Historic Preservation Zone (BHHPZ), Contributing Resource,

Convert existing 4 historic buildings into 12 apartments. Rehabilitate exterior.

Staff Taku summarized the history of the project review and read into the record the recommendations from the Barrio Historico Historic Zone Advisory Board (BHHZAB) from the meetings of 6-8-20 and 7-13-20. Staff noted that the plans have revision clouds to highlight clearly the requested revisions from the BHHZAB meetings.

Tim Kinney, a land-use attorney, and Bob Lanning, an architect, provided an overview of the project. Presenters discussed age of the buildings, showed surrounding contributing properties and photo documentation, defined the scope of work as rehabilitation, including repairs or replacement with no expansion of building footprints. Illustrative elevations for all facades were presented with clouding on the requested changes from the BHHZAB meetings. Presenters noted consultation with Tucson Electric Power (TEP) to relocate the panel from the front façade. Another proposal is to add the quoin detail and remove the exposed stone

stem wall to be consistent with the 1972 plans and add beadboard to the rear porch where it was originally opened. Both BHHZAB and PRS were not supportive of beadboard and recommended stucco. A salvaged rusted steel door from site will be adaptively reused for a new fixed steel gate between 75 and 85 W Simpson Street to screen trash and recycling containers from public view. Presenters discussed signage on the building, excluded foam as a quoin detail, and will explore alternative quoin detail.

Discussion was held. Subcommittee had an interactive review with presenters and asked for clarifications, and explanations were provided. Action was taken.

It was moved by Commissioner Sauer, duly seconded by Commissioner Becherer, and passed unanimously by a roll call vote of 6-0 to recommend that the project be approved as presented, noting that the site plan needs to be updated to show the outbuilding on the site that is not being recommended for demolition at this time; that the control joint indicated on Convent Avenue should not be included; and that the beadboard on the east façade is acceptable or could be replaced by stucco.

From 2:15 pm to 2:16 pm, there was a short break

4. Rio Nuevo Area (RNA)/Infill Incentive District (IID) Review Cases
UDC Section 5.12.6.E.2; 5.12.7 & 5.12.10

- 4a. HPZ 20-047, RNA/DRB- 20-05, 124 E. Broadway Blvd
Rio Nuevo Area/Downtown Core Sub-District, Downtown IID
VFW/Access Tucson Building**
Rehabilitation of the existing building, addition of exterior windows, doors,

City of Tucson Historic Preservation Officer Jodie Brown provided background on the building, historic assessment of the building with noted character-defining features, and purchase agreement with the city. Staff Ross provided an overview of the project. Staff stated that the applicant is proposing exterior improvements to the former VFW/Access Tucson building to accommodate for office, retail, food service, and residential uses. The exterior modifications include: (a) On the west elevation, 12 new window openings, balconies on the second floor, and a recessed landscape area to allow daylight to enter into the building's basement level; (b) On the east elevation, replace the existing windows on the 2nd floor, fill in the existing windows on the 1st floor and add two roll-up-style doors to allow access off Arizona Ave; (c) A new 2,094 sf outdoor area to serve the future restaurant use and a new stair enclosure on the roof to allow access.

Architect Bill Williams, Engberg Anderson Architects along with owner Ross Rulney provided an overview of the project. Presenter discussed the renovations noting that the Broadway façade will remain largely untouched. Existing windows will be refurbished to make them all operable but the now translucent white glass, will be replaced. The entrance canopy will be repaired with new lighting being the only alteration to this element. This project is an adaptive reuse of an existing building for a new use as office, retail, restaurant, and residential. Ross Rulney explained the terms of the purchase agreement with the city and noted not being aware of any Code review process. He stated his intent was making the building functional, to activate the area, and generate revenue.

Staff explained that all projects including adaptive reuse within RNA require review by DRB and HPZ. Adaptive reuse projects, including this project, do benefit from some Building Code and Zoning process-relief tools for reuse of existing buildings. However, those projects may not cause delisting or ineligibility of a building for the National Register of Historic Places (NRHP).

Subcommittee discussed and asked for clarifications. Concerns were raised on additions and removal of window on facades; issue of maintaining historic integrity of the building and maintaining eligibility for listing in National Register of Historic Places; how to achieve compatibility; changes on primary and secondary facades; repair and replacement of windows on front street (Broadway) façade; and search for design options for the proposed garage door at the rear. At issue was how to meet the UDC requirement of historic integrity, eligibility, compatibility with adjacent structures and encourage adaptive reuse of a building with proposed modifications. Another concern was the windows proposed to be modified are character-defining features, and the cumulative effects of the changes on the eligibility of the building for NRHP. Action was taken.

It was moved by Commissioner Becherer, duly seconded by Commissioner Jenkins, and passed by a roll call vote of 4-2 [For: Commissioners Majewski, Becherer, Jenkins, and Mulder; Against: Commissioners Sauer and Chadwick.] to recommend approval as presented with the following comments: the openings and balconies on the west elevation are approved; the balcony railing and stair extension on the roof are approved; the closing of the openings with masonry and a reveal on the east façade is approved, and the roll-up door on the east façade is approved with the modification that it be designed to be compatible with the grid pattern of the terra-cotta. In addition, the repair of the existing windows is approved, and if the windows cannot be repaired,

then staff can work with the applicant to review the replacement windows; and the replacement of the opaque glazing with clear glazing is approved. Commissioner Sauer asked for a possible amendment to the motion and Commissioner Becherer accepted to move that this motion be amended to recommend that the applicant move the east wall of the stair extension to the west as much as possible. Commissioner Jenkins, as seconder of the original motion, also agreed to the amendment.

5. Armory Park Historic Preservation Zone (APHPZ) Design Guidelines

UDC Section 5.8/TSM 9-02.7.2. A-D/Historic Preservation Zone Design Guidelines/Revised Secretary of the Interior's Standards and Guidelines

4a. Updates on proposed revisions to the existing APHPZ Design Guidelines.

City of Tucson Historic Preservation Officer Jodie Brown updated commissioners, noting that the core group working on the revisions to the Armory Park Historic Preservation Zone Design Guidelines met to edit and reduce the size of the document. John Burr is working on it. No action was taken.

6. Current Issues for Information/Discussion

a. Minor Reviews

Staff provided an update on pending and recently conducted reviews.

b. Appeals

None at this time.

c. Zoning Violations

Staff provided information on ongoing and pending cases being worked on for compliance and/or in the review process.

d. Review Process Issues/Discussions

Subcommittee expressed concerns on project being presented for review with existing restrictions and projects almost completely designed. These

types of projects hinder its ability to follow Code guidance and its input appear inconsequential to the project outcome.

7. **Summary of Public Comments (Information Only)**

None at this time.

8. **Schedule and Future Items for Upcoming Meetings**

The next scheduled meeting is August 27, 2020; PRS meetings to be conducted virtually until further notice.

9. **Adjournment**

Meeting adjourned at 3:28 P.M.